

MORTGAGE

GREENVILLE FILED
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DONNIE S. HENSLEY
R.M.C.

THIS MORTGAGE is made this 25th day of July 1983, between the Mortgagor, Roy Garland Coker and Ruby E. Coker (herein "Borrower"), and the Mortgagee, United Virginia Mortgage Corporation, a corporation organized and existing under the laws of Virginia whose address is 900 East Main Street, Richmond, Virginia 23219 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$29,200.00 which indebtedness is evidenced by Borrower's note dated July 25, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 15, 1993;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being on the northern side of Knollwood Court, in the City of Fountain Inn, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 on plat recorded in the RMC Office for Greenville County, S. C. in Plat Book MM, at Page 74, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Knollwood Court at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of Lot No. 8, N. 34-55 E. 175 feet; thence S. 57-05 E. 89.5 feet; thence S. 34-55 W. 175 feet to an iron pin on the northern side of Knollwood Court; thence along the northern side of Knollwood Court, N. 57-05 W. 89.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Saunders Development Company, Inc., a coporation, dated June 5, 1963 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 724, at Page 294 on June 5, 1963.

OFFICE OF SOUTH CAROLINA
DOCUMENTARY RECORDS
JUL 29 1983
STAMP

which has the address of 103 Knollwood Court, Fountain Inn, South Carolina South Carolina 29644 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property." Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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